

PRELIMINARY PLAT OF **GILLINGHAM - DIVISION ST PLAT**
 A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

~PREPARED FOR~
 DAVE GILLINGHAM
 3354 HAROLD COURT
 PORTLAND, OR 97138

LEGEND
 PLANNED 10' WIDE UTILITY EASEMENT

SITE DATA

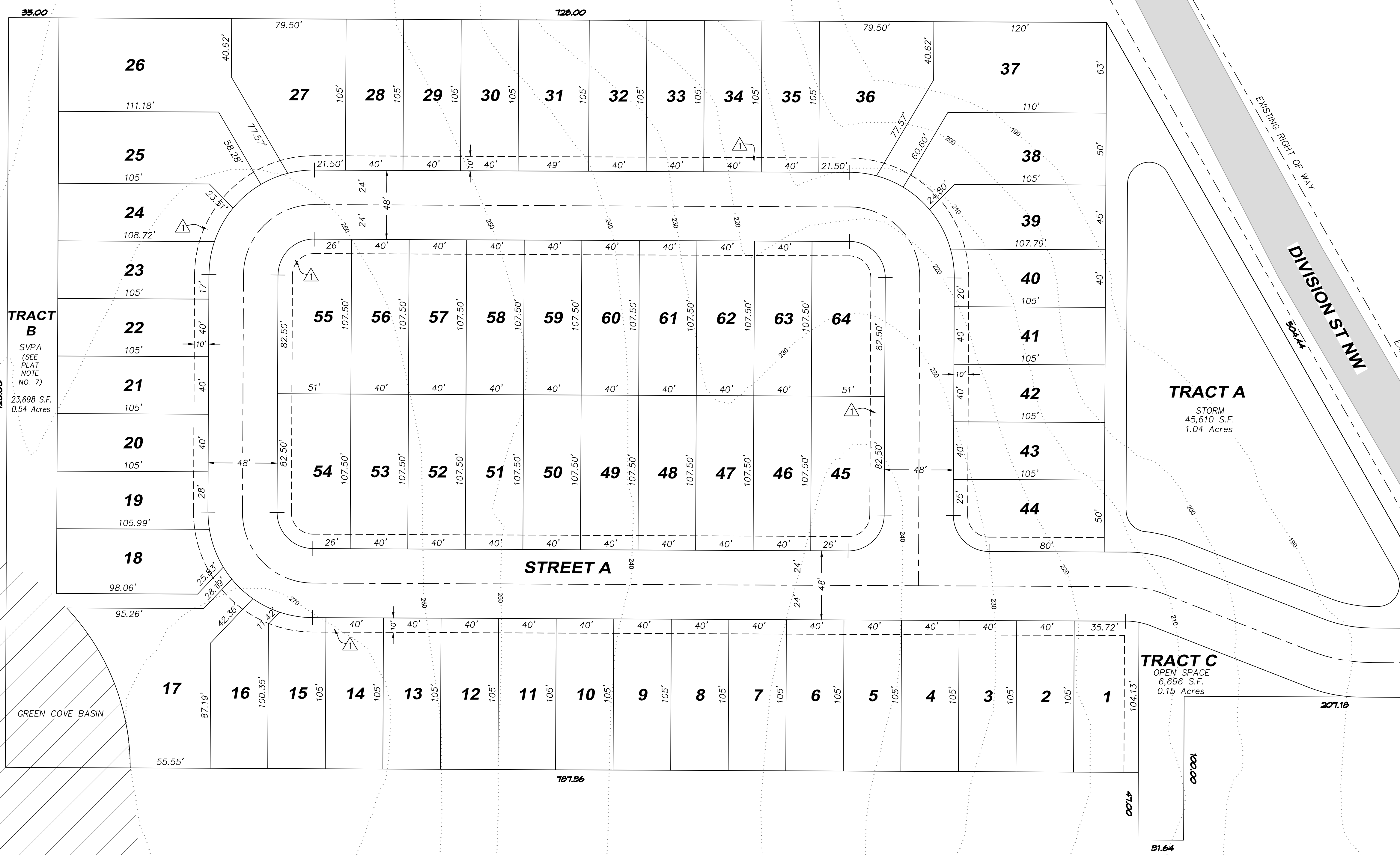
ASSESSOR PARCEL NO.	12809110000
SITE ADDRESS	2415 DIVISION ST NW, OLYMPIA WA 98502
ZONING	R-4-B
TOTAL AREA	10.68 ACRES
TREE TRACT	0.52 ACRES
STORM DRAINAGE	1.04 ACRES
NET AREA	8.71 ACRES
NO. OF LOTS	64
DENSITY	7.35 DU/ACRES
LENGTH OF PUBLIC ROADS	1,795 L.F.
AREA OF PUBLIC ROADS	85,282 S.F. (1.97 ACRES)
SMALLEST LOT AREA	4,200 S.F.
AVERAGE LOT AREA	4,655 S.F.
OPEN SPACE	1.73 ACRES (16%)
SEWER	OLYMPIA
SCHOOLS	OLYMPIA CAPITAL HIGH SCHOOL JEFFERSON MIDDLE SCHOOL LP BROWN ELEMENTARY SCHOOL
TRACT USAGE	
TRACT "A"	STORM 1.04 ACRES
TRACT "B"	SVPA/TREE TRACT 0.54 ACRES
TRACT "C"	OPEN SPACE 0.15 ACRES

- PLAT NOTES**
- TRACTS "A" "B" & "C" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY)
 - LOTS LESS THAN 5,000 SQUARE FEET IN SIZE ARE SUBJECT TO DESIGN REVIEW AT THE POINT OF BUILDING PERMIT APPLICATION. THIS INCLUDES ALL LOTS WITHIN THIS PLAT, EXCEPT LOT 21.
 - TRACT "B" IS DESIGNATED AS SOIL AND VEGETATION PROTECTION AREA. (SVPA)

DESCRIPTION

PARCEL A: LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 1; AND LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 2; AND LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 3; AND LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 4; ALL IN VACATED RABESON'S SUBDIVISION AS FILED IN VOLUME 3 OF PLATS, PAGE 125, IN THURSTON COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF VACATED STREETS ATTACHING BY OPERATION OF LAW, EXCEPTING OF LOT 1 IN BLOCK LYING WITHIN THE RIGHT-OF-WAY OF DIVISION AVENUE NORTHWEST.

PARCEL B: THAT PART OF THE WILLIAM K. PLUMB DONATION CLAIM NO. 51, IN SECTION 9, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING SOUTHWESTERLY OF COUNTY ROAD KNOWN AS BUTLER COVE ROAD AND NORTH OF NORTH LINE OF ORCHARD PARK, RECORDED IN VOLUME 1 OF PLATS, PAGE 31 1/2, EXCEPTING THE SOUTH 100 FEET THEREOF, AS CONVEYED TO HAROLD E. SHEARER AND LAURA M. SHEARER, HUSBAND AND WIFE BY INSTRUMENT RECORDED JANUARY 8, 1915 UNDER FILE NO. 921426.

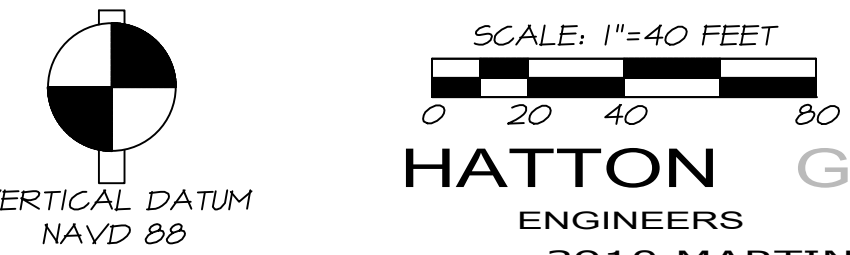
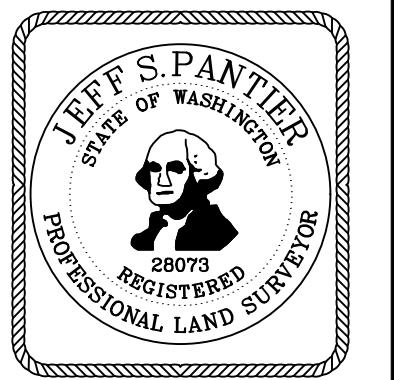


TRACT B
 SVPA
 (SEE PLAT NOTE NO. 7)
 23,698 S.F.
 0.54 Acres

TRACT A
 STORM
 45,610 S.F.
 1.04 Acres

TRACT C
 OPEN SPACE
 6,696 S.F.
 0.15 Acres

BASIS OF BEARINGS:
 CITY OF OLYMPIA COORDINATE SYSTEM
 FIELD IN SECTION 9, TOWNSHIP 18 NORTH,
 DIVISION ST AND ELLIOTT AVE AND
 MONUMENT LINE BEARING ALONG
 ELLIOTT AVE.



VERTICAL DATUM
 NAVD 88
 BENCH MARK: TCHP SURVEY CONTROL
 POINT NO. 519

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